

BOARD OF ZONING APPEALS

CITY OF MILWAUKEE

REGULAR MEETING - June 17, 1999

City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT: **Chairman:** Craig H. Zetley (*voted on items 1-52*)
 Members: Henry P. Szymanski (*voted on items 1-52*)
 Scott R. Winkler (*voted on items 1-52*)
 Catherine M. Doyle (*voted on items 1-45*)
 Roy B. Nabors (*voted on items 1-52*)

Alt. Board Members: Donald Jackson (*voted on items 46-52*)
 Georgia M. Cameron (*excused*)

Start time: 4:10 p.m.

End Time: 5:55 p.m.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
1	22149 Rehearing Request Granted	Patricia Campbell, Lessee d/b/a Pattycake Children's Center Request for rehearing to occupy premises as a day care center for 50 children, ages 6 weeks to 12 years, from 6 AM to 6 PM.	4517-4519 W. North Ave. (17th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
Henry P. Szymanski moved to grant the request for a rehearing. Seconded by Scott R. Winkler.			
2	22305 Change of Operator Granted	Gurdip Singh Baldwan, Lessee Request for a change of operator to continue occupying the premises as a gas station and convenience store.	610 W. Becher St. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the Change of Operator. Seconded by Henry P. Szymanski.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
3	22292 Change of Operator Granted	Ahmed Hasan, Property Owner Request for a Change of Operator to continue occupying the premises as a automobile service and repair station.	1313 W. Grange Ave. (13th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
Board member Scott R. Winkler moved to grant the Change of Operator. Seconded by Scott R. Winkler.			
4	22288 Ext. of Time Granted 6 mo.	Diana David & Todd Smith, Prospective Buyer Request for an extension of time allotted to comply with conditions of decision.	318A-324 E. Deer Pl. (14th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
Board member Scott R. Winkler moved to grant the extension of time. Seconded by Henry P. Szymanski.			
5	22207 Use Variance & Special Use Adjourned	JR's Towing & Auto Service Inc., Lessee By: John LaPlante Request to occupy the premises as an auto repair facility with wholesale auto sales & exterior storage of autos for salvage.	8617 W. Kaul Ave. (15th)
This item was adjourned at the request of the applicant and will be rescheduled for the next available hearing date.			
6	22106 Use Variance Dismissed	Lena C. Taylor, Property Owner d/b/a Taylor & Associates Law Offices Request to occupy the premises as a law office.	3428 W. State St. (16th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
Board member Scott R. Winkler moved to dismiss the appeal. Seconded by Henry P. Szymanski.			

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
7	22298 Change of Operator Granted	New Life Fellowship, Inc. c/o Paul E. Bland, Prospective Buyer By: Paul E. Bland Request to continue to occupy the premises as a church.	6132 W. Fond du lac Ave. (2nd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
Board member Scott R. Winkler moved to grant the request for a Change of Operator. Seconded by Henry P. Szymanski.			
8	22297 Change of Operator Granted	Madan Lal, Property Owner Request a Change of Operator to continue occupying the premises as a gas station and convenience store.	5170 N. 76th St. (2nd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
Board member Scott R. Winkler moved to grant the request for a Change of Operator. Seconded by Henry P. Szymanski.			
9	22310 Ext. of Time Granted 6 mo.	Village Adult Services, Inc., Prospective Buyer By: Michael Hnilicka Request for an Extension of Time to obtain the permits to occupy the existing building as an adult day care service for 80 people and to construct an addition.	1702-04 N. 4th St. a/k/a 336 W. Walnut St. (6th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
Board member Scott R. Winkler moved to grant the Extension of Time. Seconded by Scott R. Winkler.			

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
10	22280 Variance Granted	Betty Ulmer and Pedro Colon, Property Owner By: Mike Peters Request to construct an attached garage to the dwelling unit.	332-38 W. Walker St. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That this Variance is granted to run with the land.

11	22269 Variance Granted	Brian Burczyk, Prospective Buyer Request to construct an accessory structure on the parcel without the required setback.	931 W. Grange Ave. (13th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That this variance is granted to run with the land.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
12	22302 Special Use/Variance Granted	Robert McBride, Prospective Buyer d/b/a Best Transmission Request to construct a new garage and occupy the premises as a motor vehicle repair facility.	5546 S. 27th St. (13th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That landscaping and screening plans meeting the intent of s.295-75 for the proposed parking area along S. 27th St. are submitted to the Department of City Development--Plan Examination section within sixty (60) days of the date hereof. A copy of the approved plan must also be submitted to the Board within the same time period.
5. That signage be limited to a maximum of 50 sq. ft.
6. That all work is to be performed inside of the garage.
7. That no disabled or unlicensed vehicles or parts are to be stored outside.
8. That all pending code violations are corrected.
9. That this Special Use and Variance is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
13	22279 Variance Granted	Pauline Steinke, Property Owner Request to construct a garage addition to the existing attached garage without the required setbacks.	1826 W. Holmes Ct. (13th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Scott R. Winkler.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That these Variances are granted to run with the land.

14	22293 Variance Granted	Thomas R. Kubenik, Property Owner Request to construct a garage addition in excess of the height limit.	332 S. 69th St. (16th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That this variance is granted to run with the land.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
15	22276 Variance Adjourned	Talwinder S. Gill, Property Owner Request to occupy the premises as a grocery store.	4730 W. Lloyd St. (17th)

This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing date.

16	22208 Special Use Adjourned	Bender Child Care & Learning Center, Lessee By: Yolanda Bender Request to occupy the premises as a day care center for approximately 50 children, ages 6 weeks to 12 years, from 6:00 a.m. to 6:00 p.m.	4260 N. 27th St. (1st)
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This item was adjourned at the request of the Department of Public Works and will be rescheduled for the next available hearing date.

17	22275 Variance Granted 10 yrs.	Helen I. Hughes, Land Contract Request to occupy the premises as a group home and increase the number of residents to 12 adults.	2530 W. Victory Lane (1st) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
18	22250 Special Use Granted 10 yrs.	A1\$Auto Rental, Inc., Property Owner By: Kathleen Lo Re Request to occupy the premises for motor vehicle sales and rental.	5250 N. 76th St. (2nd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That, as indicated on the site plan, no more than four (4) vehicles are displayed on site at any time.
5. That no vehicles are displayed for sale in the street or alley right-of-way.
6. That landscaping and screening is maintained in accordance with the plan approved on February 1, 1993.
7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
19	22289 Special Use Granted 10 yrs.	Sprint Spectrum L.P., Lessee By: Claude J. Krawczyk Request to install three (3) communication antennas on top of an existing structure.	5750 W. Fond du lac Ave. (2nd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
20	22271 Special Use Granted 10 yrs.	A. Omar Khatib, Lessee Request to occupy the premises as a motor vehicle repair center with the installation of stereo equipment being the primary use.	6900 W. Capitol Dr. (2nd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That a landscape buffer is installed between the parking lot and the sidewalk on both W. Capitol Dr. and N. 69th St.
5. That no work is done on vehicles parked in the public right-of-way.
6. That landscaping and screening plans meeting the intent of s.295-75 for the proposed parking area are submitted to the Department of City Development--Plan Examination section within sixty (60) days of the date hereof. A copy of the approved plan must also be submitted to the Board within the same time period.
7. That no disabled or unlicensed vehicles, auto parts or used tires are to be stored outside.
8. That during testing of car stereos and alarm systems, the volume is to be kept to a minimum and the overhead doors are to remain closed.
9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

21	22290 Variance Adjourned	Albert Blankschien, Property Owner Request to occupy the premises as an art studio.	832 E. Auer Ave. (3rd)
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This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
22	22265 Special Use Granted 10 yrs.	Carol Hirschi, Property Owner Request to occupy the premise as a bed and breakfast.	3046 W. Wisconsin Ave. (4th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

23	22304 Variance Granted	Timothy and Molly Philosophos, Property Owner Request to divide the existing lot.	1827-31 N. 1st St. (6th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That these Variances are granted to run with the land.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
24	22284 Variance Adjourned	Palermo Villa Inc., Property Owner By: Jack Fallucca Request to construct an addition to existing building for manufacturing and processing of pizzas.	808 W. Maple St. (12th)

This item was adjourned at the request of the Department of Neighborhood Services and will be rescheduled for the next available hearing date.

25	22295 Variance Adjourn	Herbert and Janet Robinson, Property Owner By: Marvin Tarnof Request to construct an addition to the rear of existing dwelling unit.	3922 W. Hemlock St. (9th)
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This item was adjourned at the request of the Alderman and will be rescheduled for the next available hearing date.

26	22278 Special Use Granted 10 yrs.	The Children's World Learning Centers, Lessee By: Mary Hawthorne Request to occupy the premise as a day care center for 160 children, ages 6 wks. to 12 yrs, from 6AM to 6PM.	6835 N. 76th St. (9th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That all conditions of Decision No. 18955 are complied with in every respect except as otherwise amended herein.
5. That the owner comply with the state commercial code for day care centers.
6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
27	22121 Special Use Granted 10 yrs.	James R. Minelli, Property Owner d/b/a Minelli's Brake & Auto Service Request to construct a car wash addition to the existing service station.	350 N. Plankinton Ave. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Scott R. Winkler moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That the car wash queueing area is relocated to the east of the gas islands.
5. That the car wash queueing area is delineated on site with permanent pavement markings.
6. That the easterly driveway on E. St. Paul Ave. is to be abandoned with curb, gutter, and sidewalk restored as required by City Ordinance.
7. That the no vehicles are to be parked on site in any manner which would obstruct the car wash queueing lane.
8. That, prior to permit issuance, the appellant signs the proposed easement granting public access for a riverwalk and submit attachments as directed by the terms of the easement.
9. That, prior to permit issuance, final facade and site plans are submitted to the Department of City Development--Planning Administration Section for approval.
10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
28	22075 Use Variance Denied	Kennedy Le, Lessee d/b/a National Billiard Request to occupy the premises as a billiard hall for entertainment.	2221-23 W. National Ave. (12th) Ayes: 3 H. Szymanski S. Winkler R. Nabors Nays: 1 C. Doyle Abstain: 1 C. Zetley

Henry P. Szymanski moved to deny the request. Seconded by Scott R. Winkler.

29	22235 Dimensional Variance Denied	Clyde Taylor, Jr., Property Owner Request to construct a two-story garage with 2nd floor workspace.	2715 S. Fulton St. (14th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Scott R. Winkler moved to deny the request. Seconded by Henry P. Szymanski.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
30	22247 Special Use Granted 10 yrs.	Dolphin Corporation, Lessee By: Russell T. Cramer Request to occupy a portion of the existing building as a currency exchange (check cashing facility).	150 W. Holt Ave. a/k/a 3772 S. 3rd St. (14th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That any pylon signage must be consistent with the other existing pylon signage for tenants of the food court.
5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

31	22287 Variance Adjourned	Kristine Martinsek, Property Owner Request to construct a 2nd floor studio space to the existing detached garage with accessory to the dwelling unit.	1325 E. Potter Ave. (14th)
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This item was adjourned at the request of the Department of City Development and will be rescheduled for the next available hearing date.

32	22268 Special Use Adjourned	ZR Group, Inc., Lessee d/b/a Autosports International Request to occupy a portion of the premises for the sale of used motor vehicles.	8661 N. 107th St. (15th)
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This item was adjourned at the request of the petitioner and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
33	22272 Variance Granted	Daniel E. Waters, Property Owner Request to construct a second floor addition to existing dwelling unit.	4006 W. Clybourn St. (16th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Scott R. Winkler.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That this Variance is granted to run with the land.

34	22218 Variance Denied	Barbara E. Meyer-Spidell, Lessee d/b/a Mojo's Blues Oasis By: Barbara E. Meyer-Spidell Request to occupy the premises as a tavern.	717 S. 37th St. (16th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to deny the appeal. Seconded by Catherine M. Doyle.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
35	22223 Special Use Granted 3 yrs.	Tracy Dawson, Lessee d/b/a Once Upon a Child Day Care Center Request to increase size of day care facility from 8 children to 18.	1645 N. 32nd St. (17th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Roy B. Nabors moved to grant the appeal. Seconded by Scott R. Winkler.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That a conversion is obtained and building must meet current state code for commercial buildings including building code setback restrictions.
5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.

36	22251 Variance Adjourned	Nick Zaharopoulos, Property Owner Request to convert the first floor of the structure into a residential dwelling unit.	3326-28 W. Lisbon Ave. (17th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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This item was adjourned to allow the petitioner to meet with the Department of City Development and to seek the input of the Alderman and will be rescheduled for the next available hearing date. Motion by Scott R. Winkler. Second by Catherine M. Doyle.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
37	22256 Special Use Granted 5 yrs.	National Caretex, Inc., Lessee d/b/a Hilltop Academy By Walter Lanier Request to occupy the premises as a day care center for 85 children 24 hours per day.	6627 W. Capitol Dr. (2nd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Roy B. Nabors.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That the outdoor play area is not to be utilized after 7:00 P.M..
5. That the appellant must comply with the conditions of the April 22, 1996 Board of Zoning Appeals decision.
6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
38	22226 Special Use Granted 3 yrs.	Guy Bolton, Lessee d/b/a Branden's Motorcar, Ltd. By: Scott N. Burns, Attorney Request to occupy the premises as a motor vehicle repair and motor vehicle sales facility.	7325 W. Fond du Lac Ave. (2nd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That the razor wire is removed from the fence within thirty (30) days of the date hereof.
5. That no more than 29 vehicles are to be parked on site, in a manner consistent with the site plan submitted.
6. That landscaping and screening must be upgraded to meet the intent of s.295-75.
7. That any future signage for the used car sales operation is limited to a maximum of 25 square feet.
8. That no junked vehicles or parts are to be stored outside.
9. That no more than 15 vehicles for sale are to be displayed on the site at any one time.
10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.

39	22282 Special Use/Boundary Ext. Adjourned	James Fazio and Salatone Fazio, Property Owner Request to extend the Local Business district boundary line 25 ft. to the west and to occupy the premises for motor vehicle sales and repair.	2037 N. Farwell Ave. (3rd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Catherine M. Doyle moved to adjourn the appeal to allow the applicant to meet with DCD. Seconded by Henry P. Szymanski.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
40	22104 Use Variance Granted 10 yrs.	Andrew Busalacchi, Property Owner Request to occupy the premises as a parking lot to be used in conjunction with 904 E. Pearson St.	925 E. Pearson St. (3rd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Henry P. Szymanski moved to grant the appeal. Seconded by Scott R. Winkler.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.

41	22255 Special Use/Variance Granted 10 yrs.	Creative Stepping Stone, Prospective Buyer By: Donald K. Baver Request to occupy the premises as a Community Based Residential Facility.	1904 E. Belleview Place (3rd) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
42	22199 Special Use Adjourned	Lloyd Waters, Jr., Property Owner d/b/a Burleigh Brake & Alignment Request to occupy the premises for motor vehicle sales and repair.	9119 W. Burleigh St. (5th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Scott R. Winkler moved to adjourn the appeal. Seconded by Henry P. Szymanski.

43	22224 Variance Granted 5 yrs.	The Gloria Dei Bethesda Church, Property Owner By: Erich Kasten Jr. Request to install a 32 sq. ft. ground sign.	9420 W. Capitol Dr. (5th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the petitioner build in accordance with plans as submitted to the Board.
4. That this Variance is granted for a period of five (5) years, commencing with the date hereof.

44	22262 Special Use Denied	Wonderland Childcare Center, Property Owner By: Julia A. Williams Request to occupy the premise as a day care center for approximately 25-40 children, ages 6 wks. to 12 yrs., from 6AM to 12AM.	2920 N. 18th St. (7th) Ayes: 3 S. Winkler H. Szymanski C. Doyle Nays: 0 Abstain: 1 C. Zetley R. Nabors
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Board member Catherine M. Doyle moved to deny the appeal. Seconded by Scott R. Winkler.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
44A	22212 Special Use Granted 5 yrs.	Forest County Potawatomi Community of Wisconsin, Property Owner, Under Deed Trust with the United States of America By: S. Todd Farris, Agent Request to construct a recreation facility and parking structure.	1721 W. Canal St. (8th) Ayes: 4 Nays: 0 Abstain: 1 R. Nabors

Board member Catherine M. Doyle moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That site illumination be controlled to prevent glare onto adjacent streets and residences.
5. That the proposal is approved by the Redevelopment Authority of the City of Milwaukee.
6. That the extension of W. Pittsburgh Ave. be implemented as soon as practical, and that funding for these street improvements be provided by Potawatami Bingo and Casino.
7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
45	22236 Special Use Adjourned	SIA Automotive, Property Owner By: Salim Shelleh Request to occupy the premises as a motor vehicle sales center.	2777 S. 27th St. & 2769 S. 27th St. (8th)

This item was adjourned at the request of the Alderman and will be rescheduled for the next available hearing date.

46	22238 Special Use/Variance Granted 10 yrs.	Pastor Clayton Duckworth, Lessee New Creation Missionary Baptist Church, Inc. Request to occupy the 1st floor or the premises as a church without the parking spaces as required by code.	1658 W. Hopkins St. (10th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Roy B. Nabors moved to grant the appeal. Seconded by Scott R. Winkler.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That all areas used for parking are paved per City Code.
5. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.

47	22244 Special Use Adjourned	Pierrea's Playmate Day Care, Property Owner By: Linda Wallace-Travis Request to occupy premise as a day care for 20 children, ages 6 weeks to 12 yrs., from 6AM to 6PM.	4127 W. Nash St. (10th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Scott R. Winkler moved to adjourn the appeal to seek input from the Alderman. Seconded by Roy B. Nabors.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
48	22232 Variance Adjourned	Covenant Community Church, Lessee By: Shedrick Daniels Request to occupy this premise as a church and social service facility.	3033 W. Burleigh St. (10th)

This item was adjourned at the request of the petitioner and will be rescheduled for the next available hearing date.

49	22281 Special Use Granted 10 yrs.	The Milwaukee Area Technical College, Property Owner By: Lester C. Ingram Request to occupy the premises as a day care center.	700 W. Highland Ave. (4th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
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Board member Henry P. Szymanski moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That the landscaping and screening is maintained in accordance with s.295-75.
5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

<u>Item Number</u>	<u>Case No.</u> <u>Type</u>	<u>Description</u>	<u>Location</u> <u>(Ald. District)</u>
50	22231 Special Use Granted 10 yrs.	Anchor Construction and Property Management, Prospective Buyer By: John C. Poelstra Request to occupy premise as an office.	3104-06 W. Vliet St. (4th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley

Board member Roy B. Nabors moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
4. That signage be limited to a maximum of 50 sq. ft.
5. That the storefront windows are maintained in a neat and attractive manner.
6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

51	22233 Variance Adjourned	Lemberg Electric, Lessee By: Tim McGrath Request to install a 70 foot tall off-premise ground sign in the existing parking lot.	547 N. 9th St. (4th)
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This item was adjourned at the request of the petitioner and will be rescheduled for the next available hearing date.

<u>Item Number</u>	<u>Case No. Type</u>	<u>Description</u>	<u>Location (Ald. District)</u>
52	22131 Special Use Adjourned	Allright Parking, Inc., Lessee By: Eric Dahl Request to occupy the premises as a parking lot.	915 W. Juneau Ave. (4th)

This item was adjourned at the request of the petitioner and will be rescheduled for the next available hearing date.

Other Business:

Board member Scott R. Winkler moved to approve the minutes of the May 6, 1999 meeting. Seconded by Board member Henry P. Szymanski. Unanimously approved.

The Board set the next meeting for July 8, 1999.

Board member Henry P. Szymanski moved to adjourn the meeting at 7:30 p.m. Seconded by Board member Roy B. Nabors. Unanimously approved.

BOARD OF ZONING APPEALS

By _____
Secretary